



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

129 North Second Street, 2nd Floor Yakima, Washington 98901

Phone (509) 575-6183 • Fax (509) 575-6105

ask.planning@yakimawa.gov • <http://www.yakimawa.gov/services/planning/>

NOTICE OF PETITION AND PUBLIC HEARING

DATE: March 26, 2013
TO: Petitioner and Adjoining Property Owners
FROM: Steve Osguthorpe, AICP; Community Development Director
SUBJECT: Notice of Petition for the vacation of platted street right-of-way. RWV #001-13

NOTICE OF PETITION

The City of Yakima, Department of Community Development has received, from Frosty Pack/Dan Martinez a request to vacate a portion of platted right-of-way, as described herein. The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd St, Yakima, WA.

NOTICE OF PUBLIC HEARING

This request requires that the Hearing Examiner hold an open record public hearing. The public hearing is scheduled to be held on **Thursday, April 25, 2013**, beginning at **9:00 a.m.**, in the Council Chambers, City Hall, 129 N 2nd St, Yakima, WA. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit written comments to:

**Steve Osguthorpe, AICP, Community Development Director
City of Yakima, Department of Community Development
129 North 2nd Street
Yakima, WA 98901**

If you have any questions on this proposal, please call Joseph Calhoun, Associate Planner at (509) 575-6162.

Other Permits Required: None

Encl.: Petition, Written Narrative, Site Plan, and Mailing Map





Supplemental Application For:

RIGHT-OF-WAY VACATION

Fee: \$420.00 (RCW 35.79) (+50% appraised value)

PART II - LOCATION

1. VICINITY - LOCATION OF RIGHT-OF-WAY TO BE VACATED:
PORTION OF N. 27TH AVE.

RECEIVED

2. LEGAL DESCRIPTION OF THE RIGHT-OF-WAY TO BE VACATED: (Attach if lengthy)
SEE ATTACHED

FEB 19 2013

CITY OF YAKIMA
PLANNING DIV.

PART III - APPLICATION INFORMATION

3. A WRITTEN NARRATIVE: (Please submit a written response to the following questions)

- A. What is the public benefit, reason for, and limitations of the proposed right-of-way vacation?
THE PUBLIC WILL NEVER NEED TO BUILT AND MAINTAIN A ROADWAY WITHIN THIS RIGHT OF WAY.
- B. Does the vacation deny sole access to a public street for any property?
NO
- C. Is the proposal consistent with existing plans of the City? (Petitions should be consistent with the Six-year Transportation Improvement Plan, the Urban Area Comprehensive Plan and other official City Plans and policies)
THIS PORTION OF RIGHT OF WAY HAS NEVER BEEN ON THE CITY'S SIX-YEAR ROAD PLAN TO IMPROVE AND PROBABLY NEVER WILL BE.
- D. Is the vacation appropriate with existing zoning and land use? (Vacation of Right-of-Ways should be appropriate with existing and anticipated development in the area, based upon zoning, current use and long-range plans)
YES
- E. Are there any public or franchised utilities in the right-of-way to be vacated and if so, will they be relocated?
**YES AN EXISTING WATER AND SEWER LINE – OWNED AND MAINTAINED BY THE CITY.
A NATURAL GAS LINE – OWNED AND MAINTAINED BY CASCADE NATURAL GAS.**

PART IV - REQUIRED ATTACHMENTS

4. SITE PLAN REQUIRED: (Please use the City of Yakima Site Plan Checklist, attached)
5. PETITION TO VACATE STREET OR ALLEY REQUIRED (attached)
6. TITLE REPORT (may be waived)
7. SURVEY OF THE AREA TO BE VACATED (may be waived)
8. APPRAISAL OF THE PROPERTY (If the assessed value of the portion of right-of-way to be vacated exceeds \$20,000)
9. ENGINEERING PLAN (may be required to indicate how the curb, gutter and other physical features will be treated after the vacation is enacted.)
10. TRAFFIC ANALYSIS (A traffic analysis prepared by a Certified Engineer, which describes the impact to the City transportation network of the closure of the right-of-way, may be required depending on the right-of-way being vacated. As a result of that analysis, a Traffic Study may also be required)

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6163

Revised 02-11



GSE

Gray Surveying & Engineering, Inc.

- * Land Surveying
- * Civil Engineering
- * Land Use Planning
- * Geotechnical Engineering
- * Project Management
- * Construction Inspection
- * Construction Staking
- * Materials Testing

2. Description of Right of way to be Vacated

That portion of N. 27th Avenue, within the plat of Wachsmith Subdivision recorded in Volume T of Plats, Page 50, records of Yakima County, Washington. Beginning at the north line of Lot 7, Block 2 and the north line of Lot 16, Block 3; thence south to the south line of said plat. Also that portion adjacent to the south line of Lot 11, Block 2 of said plat.

3. Written Narrative

A. The proposed portion of North 27th Ave. to be vacated is undeveloped, except for a driveway used by the warehouse on the west and a private contractor on the east. The City currently does not maintain this portion of their right of way. The private contractor has stocked piled dirt on the majority of his portion of this right of way.

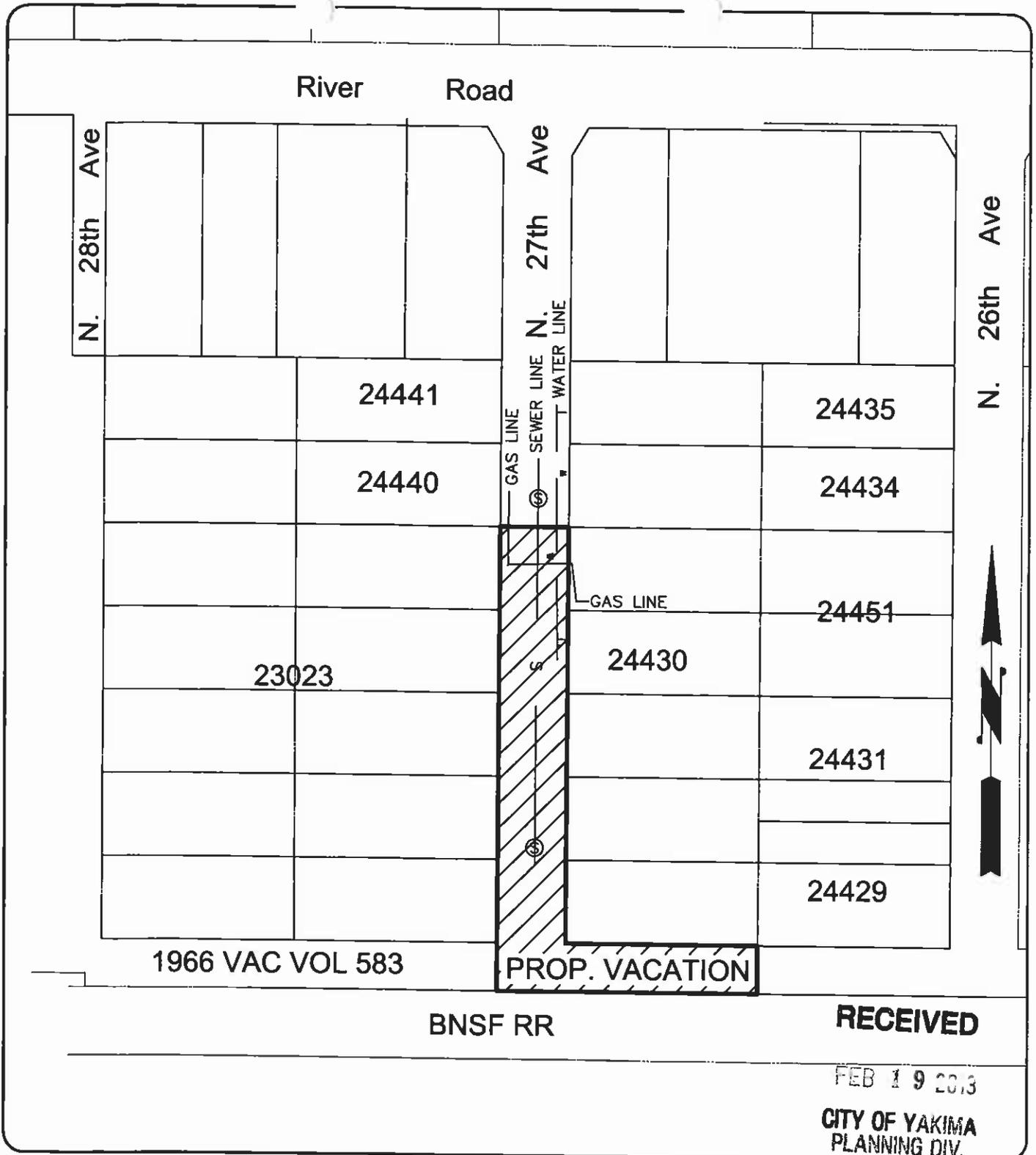


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1966 VAC VOL 583

PROP. VACATION

BNSF RR

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- CORNER FOUND AS NOTED
- 1/2" REBAR W/CAP #16909 SET
- ⊗ NAIL WITH WASHER SET

GSE
Gray Surveying & Engineering, Inc.
 P.O. Box 510 • 2706 River Road
 Yakima, Wa 98902 • (509) 575-6434

NAME	DAN MARTINEZ	
	P.O. BOX 1552, YAKIMA, WA 98907	
LOCATION	N.27th AVE YAKIMA, WA 98902	
DRAWING TYPE	VACATION EXHIBIT	
DRAWN BY:	JPT	SCALE: 1"=100'
CHECKED BY:	D.S.G.	DATE: 01/31/13
PROJECT NO.	13079	SHEET 1 OF 1
PARCEL NO.	181314-24430, 23023	